



Wonderful family home

In a sought after residential area

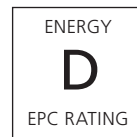
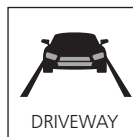
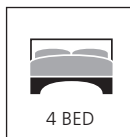


14 Fletcher Grove

Penicuik, Midlothian, EH26 0JT



Scan Here!





PENICUIK

Midlothian

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the Southwest of the city, perhaps nine or ten miles from Edinburgh's city centre, close to the Pentland Hills. It's an attractive little town completely surrounded by open countryside, which extends from here, right into the borders. In terms of traveling time, Princes Street to Penicuik is generally a twenty-five to thirty minute drive, except at the busiest of times.

Being a self-contained independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. And slightly further afield, a ten minute drive takes you to Straiton Retail Park where you will find a selection of shops including IKEA, Costco and Sainsburys. The town centre provides a wide choice of building society, banking and Post Office services.

In this same area is the health centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik, there are a number of primary and secondary schools of both denominations, just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with Library and swimming pool. The property is ideally located within easy, and child safe walking distance of very highly regarded Primary and Secondary Schools, Mauricewood Primary and Beeslack Secondary. Beeslack high school is the highest performing school in Midlothian with the highest attainment in 5+ higher.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. Only ten minutes away, lies the Edinburgh city bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points South, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the city of Glasgow.





14 FLETCHER GROVE

Penicuik

Part Exchange available - An excellent opportunity has arisen to acquire this highly desirable four bed, well-presented family home with beautiful rear garden and stunning views over the neighbouring countryside. Viewing is highly recommended.

The property is located in a quiet residential cul-de-sac with very little passing traffic making it ideal for a family or those whom just enjoy quiet surroundings. Facing North West to the front and South East to the rear, the property enjoys any sunshine for the large part of the day.

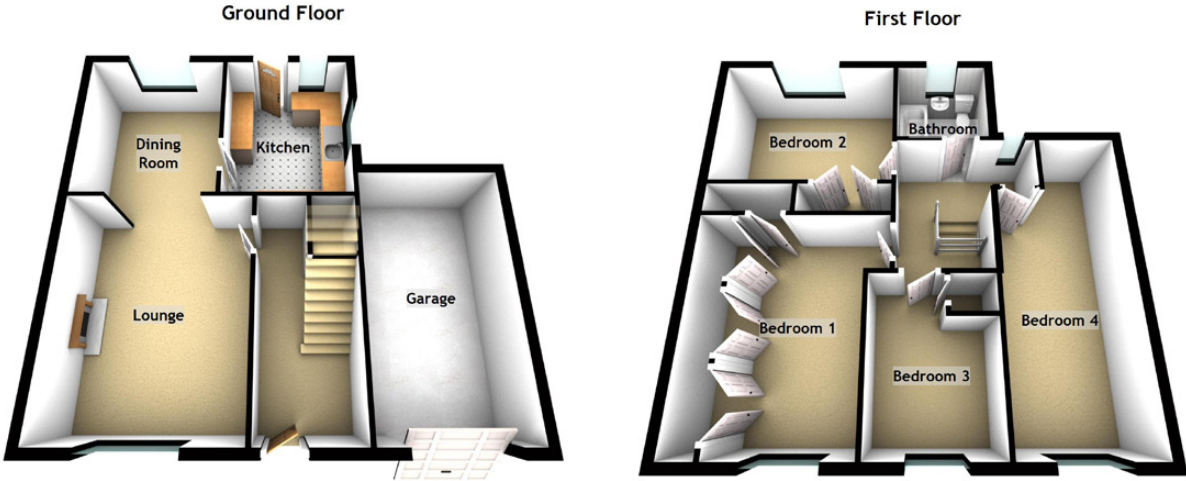
The property is entered into a large hallway, which provides access to the living room. The large airy living room provides a generous living space with plenty of room for furniture and units and flows through to the dining area. There is plenty of space from a large dining table which would be ideal for family meals and entertaining guests. The new kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space, dish washer, washing machine, fridge freezer and a gas cooker which is

sure to appeal to any aspiring chef! The back door in the kitchen provides access to the beautiful rear garden, with well-maintained flower beds and borders.

Upstairs there are four bedrooms, bedroom one and two are both generous sized rooms, are flooded by natural light and benefit from fitted wardrobes. Bedroom three and four are also good sized rooms and allow space for additional free standing furniture if required. A crisp bathroom with WC and basin completes the accommodation.

The property has gas central heating and newly installed double glazing throughout to ensure a warm, yet cost effective living environment all year round. Number 14 has a large driveway to allow for off-street parking and there is also more than enough on-street parking to accommodate visitors. One can take full advantage of this sun trap during the summer months. There is also a single garage which would make an ideal workshop, additional storage area or to park your car.





APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.63m (15'2") x 3.74m (12'3")
Dining Room	3.33m (10'11") x 2.99m (9'10")
Kitchen	3.33m (10'11") x 2.72m (8'11")
Bedroom 1	4.42m (14'6") x 2.00m (6'7")
Bedroom 2	3.75m (12'4") x 2.90m (9'6")
Bedroom 3	2.98m (9'9") x 2.51m (8'3")
Bedroom 4	5.56m (18'3") x 2.25m (7'5")
Bathroom	1.95m (6'5") x 1.95m (6'5")

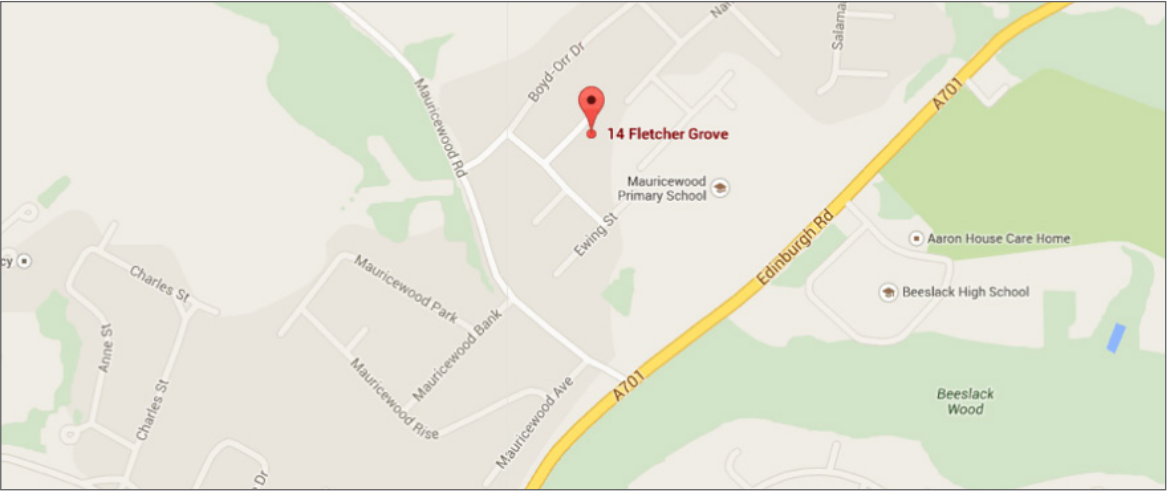
GROSS INTERNAL FLOOR AREA (M²)

98

EXTRAS
(Included in the sale)

All fitted carpets and floor coverings, integrated appliances (white goods), curtains and blinds and all light fittings.

Bedrooms & Bathroom





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
JOSH STEEPLES
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer